

**July 28, 2009**

Vice Chairman Mabelitini called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, July 28<sup>th</sup>, 2009 at 7:30 p.m. Roll call showed other Board members in attendance to include: Robert Himes, Lauryn Bayliff, David Watkins, Adam Blake, and Rodney Kidwell. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Absences

Mr. Blake **moved to excuse Mr. Joe Bagi from the meeting**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Blake, Bayliff, Mabelitini, Kidwell, Himes, and Watkins. Nays: None.

Citizens signing the register: Ron Re, Rudy Clemons, Greg Smith, and Robert Terrel.

Minutes

Vice Chairman Mabelitini asked for discussion. There being none, Mr. Himes **moved to approve the June 23, 2009 meeting minutes as written**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Himes, Bayliff, Kidwell, Mabelitini, and Watkins. Nays: None. Mr. Blake abstained from the vote.

Citizens Comments Not on the Agenda

There were none.

New Business

**Greg Smith – Energy Optimizers USA, 6 S. Third Street Tipp City, OH; Inlot 37 –** Applicant requested an approved Certificate of Appropriateness for the installation of signage for the new business (*Energy Optimizers USA*)

**Present Zoning District:** CC/RA – Community Center/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** § 154.052(l)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the installation of signage for the new business (*Energy Optimizers USA*), which would be located at 6 S. Third Street.

A Certificate of Appropriateness was sought for the following signs:

1. A ± 2.92 sq. ft. projecting sign
2. A ± 4.67 sq. ft. window sign

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Section 154.052(l)(9) indicates that the Restoration & Architectural Board of Review shall review plans for signs. The Guidelines for the Old Tippecanoe City Restoration and Historic District booklet also states "A Certificate of Appropriateness is required before installation or replacement of any sign."

Projecting Sign

Mr. Spring stated that the proposed rectangular projecting sign was  $\pm 2.92$  sq. ft. in total area, constructed of wood and was  $\pm 30"$  x  $14"$ . The sign was double-sided, non-illuminated, and constructed of wood. The sign would include *black, light green* and *white* lettering over a *green* background. The sign would also include an earth globe motif colored *blue and white*. The projecting sign would be attached to the western façade of the Monroe Township building via a black wrought iron bracket. Per the requirements of the Guidelines Booklet, the bottom of the proposed sign was required to be a minimum of  $\pm 8.5$  feet from grade.

Window Sign

Mr. Spring also stated that the proposed rectangular window sign was  $\pm 4.67$  sq. ft. in total area and will utilize vinyl lettering. The sign was single-sided and non-illuminated. The sign would include *black, light green* and *white* lettering. The sign would also include an earth globe motif colored *blue and white* with a depiction of the earth (from outer space) below the copy area. The window sign would be affixed to the western facing windows of the store front of the Monroe Township building just south of the KIT-TV door entrance.

Mr. Spring noted that per Zoning Code Section §154.100(B)(3) the proposed signs meet the area/size requirements for wall & projecting signage in this district. If the Restoration Board approves the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. The applicant would then be required to obtain a sign permit and pay the corresponding sign permit fee.

Mr. Spring provided an excerpt from the Guidelines Booklet for signs for the Board Members in their staff reports for their review.

Mr. Greg Smith, 5446 Worley Road was present.

Board Members found the staff report sufficient and the applicant had nothing to add.

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Vice Chairman Mabelitini asked for further discussion. There being none, Mr. Himes **moved to approve the application as submitted**, seconded by Mr. Blake. **Motion carried.** Ayes: Himes, Blake, Bayliff, Mabelitini, Kidwell, and Watkins. Nays: None.

**Robert Terrel for Tippecanoe Masonic Lodge #174 - 108-110 E. Main Street, Tipp City, OH; Pt. IL 22 & Pt. IL 23** – The applicant requested an approved Certificate of Appropriateness for the re-roofing of the 3<sup>rd</sup> floor of the structure located at 108-110 E. Main Street (Tippecanoe Masonic Lodge #174).

**Present Zoning District:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** §154.052

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the re-roofing of the 3<sup>rd</sup> floor of the structure located at 108-110 E. Main Street (Tippecanoe Masonic Lodge #174). The applicant had indicated that they will either replace the existing roof with like material (composite/asphalt), which does not require a Certificate of Appropriateness, or replace the existing roofing with a metal roof. The applicant had stated that they were interested in re-roofing to stop weather damage to the structure.

The applicant also indicated that a final decision on the roofing material had not been made as of yet. However, they would like to proceed with the work as soon as the decision has been made; and not wait another month for the next Restoration Board meeting. Therefore, if a decision was made to switch to a metal roof, an Approved Certificate of Appropriateness would be required.

Mr. Spring provided an excerpt from the Guidelines Booklet for roofs for the Board Members in their staff reports for their review.

Bob Terrel and Ron Re were present representing the Masonic Lodge.

Board Members found the following: serious roof problem; quotes were taken to repair the issues; serious damage along back wall too; first thought was to replace and install a composite roof; a metal roof was recommended by the contractor and was more feasible; roof was last replaced approximately 35 plus years ago; would receive an energy star credit if went with light color; roof not visible from the street; metal coping was to match; trustees of the lodge still need to approve the metal roof and colors, holding an emergency meeting just

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for the roof; choose between Arctic White or White.

Vice Chairman Mabelitini asked for further discussion. There being none, Mr. Blake **moved to approve the replacement of the roof to a metal roof color to be either Arctic White or White**, seconded by Mr. Kidwell. **Motion carried.** Ayes: Blake, Kidwell, Mabelitini, Himes, Watkins, and Bayliff. Nays: None.

**Rudy Clemons for Tipp City VFW - 121 E. Main Street, Tipp City, OH - Inlot 17** - The applicant requested Restoration Board approval for the installation of a wall sign at 121 E. Main Street.

**Present Zoning District:** CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

**Zoning Code Section(s):** §154.052(I)(9)

Mr. Spring stated that the applicant requested Restoration Board approval for the installation of a wall sign at 121 E. Main Street. The proposed wooden sign would be  $\pm 24' \times 24''$  (4 sq. ft.) in area.

Section 154.052(I)(9) indicates that the Restoration & Architectural Board Of Review shall review plans for signs. The Guidelines for the Old Tippecanoe City Restoration and Historic District booklet also states "A Certificate of Appropriateness is required before installation or replacement of any sign."

#### Wall Sign

Mr. Spring stated that the proposed wall sign was  $\pm 4$  sq. ft. in total area, constructed of wood and was  $\pm 24'' \times 24''$ . The sign was single-sided, non-illuminated, and constructed of wood. The sign was basically rectangular in shape, and would include scrolled/curved details. The sign would include *blue* and *gold* lettering over a *white* background, *red* trim, and will include the multi-colored VFW logo. The sign would be attached to the southern facing façade of the building. The sign would be attached  $\pm 3'$  to the east (right) of the existing main entrance door  $\pm 6'$  from grade.

Per Section §154.100(B)(3) the proposed sign meets the area/size requirements for wall & projecting signage in this district. If the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. The applicant would then be required to obtain a sign permit and pay the corresponding sign permit fee.



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Mr. Spring provided an excerpt from the Guidelines Booklet for signs for the Board Members in their staff reports for their review.

Mr. Rudy Clemons, 235 W. Charleston Road, representative for Tipp City VFW Post 4615 was present.

Board Members found the following: currently have a small sign out front but is unreadable; have a replica of the proposed sign in the rear of the building; early 1900's sign.

Vice Chairman Mabelitini asked for further discussion. There being none, Mr. Kidwell **moved to approve the application as submitted**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Kidwell, Bayliff, Mabelitini, Himes, Watkins, and Blake. Nays: None.

Old Business

There was none.

Miscellaneous

Board Members discussed the property located at 121 W. Main Street. It was noted that Remax Professionals have located their offices there and was currently doing some work to the building. Mr. Spring mentioned that the privacy fence around the pool was repaired in the rear yard.

Adjournment

Vice Chairman Mabelitini asked for further discussion or comments. There being none, Ms. Bayliff **moved for adjournment**, seconded by Mr. Himes and unanimously approved. Meeting adjourned at 7:55 p.m.

APPROVED:

  
Board Chairman Joe Bagi

ATTEST:

  
Mrs. Kimberly Patterson - Board Secretary

